SCONA EAST

AREA REDEVELOPMENT PLAN

(Approved September 24, 1986)

Implementation Report

(REVISED SEPT. 1986)

SCONA EAST AREA REDEVELOPMENT PLAN IMPLEMENTATION REPORT

SECTION 1 - INTRODUCTION

This report outlines the program necessary to implement the recommendations in the Scona East Area Redevelopment Plan. A five year schedule and budget are presented, with an explanation of the implementation process and a description of the actions necessary to complete each project.

The Implementation Report is a companion document to the Scona East Area Redevelopment Plan Bylaw No. 8156 and is presented to City Council as information. Formal approval of the implementation program, budget and financing strategy is requested in conjunction with final approval of the Scona East Area Redevelopment Plan Bylaw No. 8156.

SECTION 2 - IMPLEMENTATION STRATEGY

In order to implement the Scona East Area Redevelopment Plan, a joint effort is required between the City Administration (Transportation Department, Parks and Recreation Department and Planning and Building Department) and Scona East residents. Community input and involvement will be provided through an elected community implementation committee.

The majority of improvements will be implemented by the responsible City departments. Some have been budgeted by the respective departments already. Other improvements have been identified but have not yet been scheduled in a budget, as they will be implemented on a city-wide priority basis. Implementation of the remaining improvements is contingent upon community initiation.

SECTION 3 - COMMUNITY INVOLVEMENT STRATEGY

3.1 Establishment of Scona East Area Redevelopment Plan Implementation Committee

The Scona East Area Redevelopment Plan Implementation Committee will be established as a special subcommittee of the Strathcona Centre Community League, and will be composed of representation from the same stakeholder groups that have been represented on the Scona East Community Steering Committee. Specifically, these will be:

Number	Stakeholder Group
1	Local Business Associations
1	Housing and Urban Development Association of Canada (HUDAC) and Urban Development Institute (UDI)
1	Tenants residing in Scona East
1	Property owners residing in Scona East
1	Religious/cultural organizations within Scona East
1	Historical/heritage organizations within Scona East
1	Senior citizens residing in Scona East
1	Strathcona Centre Community League
6	Members elected at large

Elections to this committee will be held annually or within two months of the President of the Strathcona Centre Community League receiving a petition calling for an election of the Committee which is signed by at least 100 stakeholders. Half of the members of the Committee will be elected at each election. Nominations will be submitted by stakeholders or the above named organizations to the Committee prior to the election, so that their candidates' names and relevant biographical and issues information may be provided to stakeholders prior to the election meeting. Nominations may also be made from the floor of the election meeting.

Stakeholders will receive 30 days written notice of the annual election meeting. All owners of businesses, real property, and residents of Scona East 18 years of age or older will be entitled to nominate candidates and vote in the election. Any person 18 years of age or older will be eligible to election to the Committee. Vacancies occurring between elections may be filled by majority vote of the remaining elected Committee members.

The role of the Committee will be to guide the plan implementation process. It will facilitate ongoing participation by the whole community, on issues of widespread concern to stakeholders. It will act in an advisory capacity to individual stakeholders and groups of stakeholders, regarding proposed developments in Scona East. The Committee will represent the community at the Development Appeal Board concerning development appeals within Scona East, and at City Council regarding redistricting applications within Scona East. The Committee will also act in a collaborative fashion with all Departments of the City of Edmonton, regarding implementation of this Plan and monitoring and updating of the Plan.

Scona East is bordered on the west by the Old Strathcona area. From 82 Avenue north, both of these areas are within the Strathcona Centre Community League area. The boundary between the Old Strathcona and Scona East areas at 101 Street is artificial in terms of social, economic, and physical planning issues, including transportation. It is, therefore, natural to use the existing legal/social structure of the Strathcona Centre Community League as the base for continuing community involvement.

However, it is clear that some stakeholder groups are more likely to be active members of the Community League than others. Therefore, although the Strathcona Centre Community League may act as the sponsor of a community involvement/plan implementation committee, that form must not be exclusive to Community League members, but must be equally accessible to all stakeholders in the community.

3.2 Identified Tasks for Scona East Area Redevelopment Plan Implementation Committee

1. Monitoring the Scona East Area Redevelopment Plan

   The Implementation Committee will:

   i) Review development applications and represent the community at City Council and the Development Appeal Board;

   ii) Evaluate any proposals for social housing in terms of meeting Objective 3.3.2(d) of the Plan; and

   iii) Consult with the Transportation Department on transportation issues, (e.g. pedestrian movement, roadway improvements, improving the

operations and safety of roadways, and investigating measures to reduce volume of truck traffic on 99 Street).

2. Development of "Strathcona Link" - a comprehensive pedestrian network

The Implementation Committee will assist the City Administration in defining a preferred route, required improvements, and priorities for development. It will be actively involved in the design and financing of the project since implementation is dependent upon community initiation.

3. Improvements to 82 Avenue: Theme Development

The Implementation Committee, property and business owners will assist the Planning and Building Department in defining a program of improvements including costs and sources of funding. It will be actively involved in the design and financing of the project since implementation is dependent upon community initiation.

SECTION 4 - CAPITAL IMPROVEMENTS

This Section describes those capital improvement projects which have been identified by the Scona East Community Steering Committee and recommended in the Scona East Area Redevelopment Plan, which will help to revitalize the neighbourhood. (Refer to Table 1, Scona East Area Redevelopment Plan Implementation Budget.)

4.1 Recreation, Open Space and Community Facilities

1. Small-Scale Park Improvements (Policy 4.4.1)

The Parks and Recreation Department, through the Neighbourhood Park Development Program, will assist the community in undertaking small-scale improvements to existing public open space. This may include development of small park nodes, intensifying the use of existing recreational areas, and creation of "street" parks where road closures are undertaken.

2. Parks Development at 89 Avenue and 100 Street (Policy 4.4.3)

The Parks and Recreation Department will undertake the development of a fenced open space through the Neighbourhood Park Development Program with matching funds raised by community groups.

3. Comprehensive Pedestrian Network ("Strathcona Link") (Policy 4.4.4 and Policy 4.4.5)

The Planning and Building Department in collaboration with the Scona East Area Redevelopment Plan Implementation Committee, the Parks and Recreation Department and Transportation Department will undertake, on a long-term incremental basis, the planning and development of the "Strathcona Link".

Implementation of the "Strathcona Link" is dependent upon the community taking the initiative, since much of this pedestrian network will directly benefit Scona East residents. Therefore, the community must be actively involved in both the design and financing of this project.

Before there are any capital expenditures made on the "Strathcona Link," the City Administration must meet with the Scona East Area Redevelopment Plan Implementation Committee to define a preferred route, required improvements, and priorities for development. Costs must be determined and a commitment must be made by the community and the City for funding. The first stage (to take place in 1988) would include:

A. i) The completion of an engineering survey and base drawings by the Transportation Department (Estimated Cost $23,000).

ii) The Planning and Building Department hiring a consultant to prepare a design concept and provide cost estimates (Estimated Cost $100,000).

B. Present the design concept to City Council for approval.

The second stage scheduled for 1989 would involve preparation of the working drawings. It is not possible at this time to provide accurate cost estimates.

In 1990, the Capital Budget for Construction of the "Strathcona Link" will be presented to City Council for approval.

Funding for this project could come from efforts by the community, local and area of benefit assessments, and by pursuing other Government funding. It is therefore possible, that certain elements of the "Strathcona Link", for example - signage, could be introduced in advance of this tentative scheduling.

4.2 Local Improvements

1. The Transportation Department has indicated that they have scheduled the following in 1986:

(i) the installation of 4-way stop controls at 83 Avenue and 98 Street, 83 Avenue and 101 Street, 84 Avenue and 100 Street, 90 Avenue and 100 Street. (Cost $2,000).

(ii) improving signing and pavement markings for pedestrians at Saskatchewan Drive and 99 Street. (Cost $1,110).

(iii) left turn bans at 90 and 91 Avenues (AM peak hours) for northbound traffic on 99 Street. (Cost $16,970).

2. The Transportation Department planned to develop a sidewalk along 98 Street between 82 and 91 Avenues and a ravine pathway along the undeveloped right-of-way of 98 Street, north of 91 Avenue to 92 Avenue. However, due to community opposition, the Transportation Department is reluctant to commit capital funding to this project. Estimated cost of the sidewalk and ravine pathway is $75,000.

Should the 98 Street route not be feasible, an alternative north-south sidewalk between 99 Street and Mill Creek should be constructed. In any event, the ravine pathway will be constructed in 1987.

3. The Transportation Department will install full pedestrian-activated traffic signals at 94 Avenue and Scona Road and at 100 Street and Saskatchewan Drive on a city-wide priority basis, through funding authorized by City Council on an annual basis. The estimated cost of the signals is $42,000.

SECTION 5 - ADMINISTRATION

This Section describes those specific implementation actions recommended in the Scona East Area Redevelopment Plan which do not require capital funding. These actions are derived from the policies contained in "Section 40 - Plan Policies" of the Plan and follow in the same order as the Plan.

5.1 Heritage Renovation Brochure (Policy 4.2.1)

The Planning and Building Department will prepare a brochure in 1987 for the owners of heritage homes in Scona East and other neighbourhoods. It will describe how to renovate using procedures which help to maintain the original character of homes. (Cost $2,000).

5.2 Improvements to 82 Avenue: Theme Development (Policy 4.3.5)

At the request of commercial property and business owners along 82 Avenue, the Planning and Building Department can assist in defining a program of improvements including costs and sources of funding. The Planning and Building Department, with assistance from the Implementation Committee, will initiate discussions with property and business owners on business revitalization in 1987.

5.3 Designation of Parkland at 89 Avenue and 100 Street (Policy 4.4.2)

The Transportation Department will undertake a road closure of this surplus roadway right-of-way in 1987. The estimated cost of the road closure is $1,500. Concurrently, the Parks and Recreation Department will designate the property as parkland by initiating a redistricting to AP - Public Parks District. The estimated cost of the redistricting is $1,800.

5.4 Implementation of the Strathcona Link (Policy 4.4.4)

In 1987, the Planning and Building Department in collaboration with the Parks and Recreation Department and the Scona East Area Redevelopment Plan Implementation Committee will define a preferred route, required improvements, and priorities for development of the "Strathcona Link."

5.5 Removal of Properties from the Capital City Recreation Park (Policy 4.4.11)

The joint agreement between the City of Edmonton and the Province of Alberta will be amended so that these properties will not be purchased for parkland, and may continue to be used for residential development. This will be done in conjunction with the City's request for removal of the RDA - Restricted Development Area designation.

The request for removal of the RDA - Restricted Development Area regulations is being administered by the Planning and Building Department.

5.6 Truck Traffic on 99 Street (Policy 4.7.5)

The Transportation Department in consultation with the community, will investigate measures to reduce the volume of truck traffic on 99 Street and report back to City Council within 6 months of approval of the Scona East Area Redevelopment Plan.

5.7 Improvements to Arterial Roadways (Policy 4.7.6)

The Transportation Department will consult with the community when undertaking improvements, such as improving operations and safety of existing arterial roadways.

5.8 Public Safety in Bus Shelters on 99 Street; Improved Transit on 82 Avenue (Policy 4.7.7 and 4.7.8)

The Transportation Department will, on an ongoing basis, explore alternatives to resolve the issue of public safety in bus shelters on 99 Street, and evaluate and improve transit service along 82 Avenue if feasible.

5.9 Creation of Public Roadways - 96 Street between 83 Avenue and 84 Avenue; laneway north of 91 Avenue, east of 100 Street (Policy 4.7.9)

The Transportation Department will prepare a roadway plan to register these properties as legal public roadways in 1987. They are presently developed as roadways. The estimated cost of registering the roadway plans is $2,500.

5.10 Assessment of Legal Public Roadways (Policy 4.7.10)

The Transportation Department will undertake an assessment of legal public roadways in 1987 and will undertake roadway closures, creation of public roadways and property consolidations, where necessary.

Until the assessment is completed, it is not possible to estimate costs.

5.11 Disposal of City-Owned Property (Policy 4.8.1)

The Real Estate and Supply Services Department will dispose of properties for residential uses which were previously part of the River Valley and Ravine System, and will give priority to tenants and property owners as outlined in Policy 4.8.1 of the Plan.

5.12 Disposal of City-Owned Property in the Capital City Recreation Park (Policy 4.8.2)

The Parks and Recreation Department will set up a separate interest bearing account for monies received from the sale of properties previously purchased under the Capital City Recreation Park joint purchase agreement with the Province of Alberta. These monies will be used for future purchase of designated parkland in the Capital City Recreation Park.

5.13 Interpretation of Variance Policies in the Scona East Plan

The Planning and Building Department's Area Planning and Planning Implementation Branches will assist the Development Officers in interpreting Policies 4.2.4, 4.2.7,

4.2.12, and 4.3.4 of the Scona East Area Redevelopment Plan. These policies define the circumstances where the Development Officer may consider variances to land use regulations.

TABLE 1

Scona East Area Redevelopment Plan

Implementation Budget

Improvement	Year					Total Budget	Responsible Department
	1986	1987	1988	1989	1990		
1. Strathcona Link*							
- engineering survey and base drawings			$ 23,000			$ 23,000	Transportation
- design concepts and cost estimates			$100,000			$100,000	Planning and Building
- working drawings				$ N.A.		$ N.A.	Planning and Building
- commence construction					$ N.A.	$ N.A.	Planning and Building
2. Local Improvements							
- installation of 4-way stop controls (at 83 Ave./98 St., 83 Ave./101 St., 84 Ave./100 St. and 90 Ave./100 St.)	$ 2,000					$ 2,000	Transportation
- improve pedestrian signage and pavement markings at Saskatchewan Drive and 99 St.	$ 1,110					$ 1,110	Transportation
- left turn bans northbound at 90 and 91 Avenue on 99 Street (AM peak hours)	$ 16,970					$ 16,970	Transportation
- sidewalk (along 98 Street) and ravine pathway		$ 75,000				$ 75,000	Transportation
- pedestrian-activated traffic signals	$ 42,000**					$ 42,000	Transportation

Improvement	Year					Total Budget	Responsible Department
	1986	1987	1988	1989	1990		
3. Heritage Renovation Brochure***		$ 2,000				$ 2,000	Planning and Building
4. Designation of Parkland at 89 Avenue and 100 Street							
- road closure of surplus road right-of-way		$ 1,500				$ 1,500	Transportation
- redistricting to AP - Public Parks District		$ 1,800				$ 1,800	Parks and Recreation
5. Creation of Public Roadways		$ 2,500				$ 2,500	Transportation
- 96 Street between 83 and 84 Avenues							
- laneway north of 91 Avenue east of 100 Street							
TOTAL	$ 62,080	$ 82,800	$123,000	$ N.A.	$ N.A.	$267,880	

* the time lines and costs are estimates only.
** will be installed on a city-wide priority basis
*** the Heritage Renovation Brochure would be done under Planning and Building Department's operating budget.

NOTE: These costs are in 1986 dollars.